

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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July 1, 2003

FROM: **DAVID H. SLAUGHTER**, Director
Real Estate Services Department

KEN A. MILLER, Director
Department of Public Works – Regional Parks Division

SUBJECT: REGIONAL PARKS PROPERTY – BALDWIN LAKE

RECOMMENDATIONS:

1. Determine Regional Parks Division (RPD) property (APN 0314-075-17; 0314-081-03, 04, 32; 0314-101-06; 0314-104-28 through 53, 55, 56, 58; 0314-105-25 through 43; 0314-106-44, 45, 46; 0314-113-28 through 33, 36, 37; 0314-114-08 through 15 and 24 through 33; 0314-121-01, 02, 03, 05, 06, 10, 11, 28, 30 through 35, 37; 0314-125-14, 15, 16, 17, 49, 51; 0314-137-01, 02, 03, 40; 0314-524-03, 04, 16, 20; 0314-525-14, 20; 0314-535-08; and 0314-536-14, 35) consisting of 116 parcels, totaling 173,410 square feet, is no longer necessary for County or other public purposes, as authorized by Government Code Section 25526.5.
2. Execute the deed to convey County property to Bob and Prem Gandhi and Family (Buyer) upon payment of \$86,705.

BACKGROUND INFORMATION: On April 7, 1986, the Board authorized the Real Estate Services Department (RESD) to begin a program designed to eventually return County-owned property in the Baldwin Lake area to private ownership. The parcels were originally acquired for use as a regional park site; however, plans to create a regional park on these parcels were abandoned. On December 11, 1989, the Board authorized RESD to deviate from County Policy 11-12 (now 8-18). This allows staff to make direct sales of parcels to interested persons without having to hold a public auction.

On May 21, 2003, the Buyer contacted the County about acquiring all of the remaining 116 small parcels in the Baldwin Lake area. Of the 116 parcels, 30 are scattered single lots, too small to build on and of little or no value. The appraised value of these lots is \$0.20 to \$0.25 per square foot. Seventy-two lots are considered undesirable because of they have no view or are located on a steep hillside. These lots have an appraised value of \$0.55 per square foot. The other fourteen lots are considered to be among the more desirable lots in the Baldwin Lake area and have an appraised value of \$0.725 per square foot. After a review of the individual appraised values by RESD staff, it was determined the offer for these 116 parcels exceeds the aggregate appraised values. This sale will return the remaining small parcels to private ownership and back on the assessment rolls.

After this sale, two additional lots of 0.65 and 1.32 acres remain in the Baldwin Lakes area. Because of their respective values, these two lots are not exempted from County Policy 11-12 (now 8-18) and cannot be sold in this manner. An item will be presented to the Board within the next 60 days to recommend they be declared surplus and sold at auction.

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REVIEW BY OTHERS: This item has been reviewed by County Counsel (Charles S. Scolastico, Deputy County Counsel) on June 17, 2003; the Department of Public Works (Tom Potter, Chief of Regional Parks) on June 16, 2003; and the County Administrative Office (Daniel R. Kopp and Tom Forster, Administrative Analysts) on June 23, 2003.

FINANCIAL IMPACT: Regional Parks (SPR CCR) will receive proceeds of \$86,705 from the sale of this property.

SUPERVISORIAL DISTRICT: Third

PRESENTER: David H. Slaughter, Director, 7-7813

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